

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22109

Property Information

property address: 500 N TEXAS AVE

legal description: CITY OF BRYAN, BLOCK 30, LOT 4.5, & PT ALLEY

owner name/address: PALERMO, FRANK A

2603 OLD KURTEN RD

BRYAN, TX 77803-2949

full business name: The Right Cut & PJ's Laundry

land use category: Comm. Retail

type of business: beauty salon / laundromat

current zoning: C-2

occupancy status: OCC

lot area (square feet): 12500

frontage along Texas Avenue (feet): 125

lot depth (feet): 183

sq. footage of building: 4600

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): brick

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1990s accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☒ yes ☐ no (specify) wood fencing enclosing A/C
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: plastic

overall condition (specify): fair

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 13

lot type: ☐ asphalt ☒ concrete ☐ other _____

space sizes: 12

sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition: faded stripes, otherwise OK

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: a lot of room b/w sidewalk & parking

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

N/A

Other Comments:
